

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD21-27

APPLICANT:

Saffron Fletcher

DATE:

July 8, 2021

LOCATION:

Sanctuary Gardens & Wellness, LLC West of Oliphant Avenue north of

Alameda Street

WARD:

5

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of Rezoning and Preliminary Plat

You are receiving this letter because you own property within the 550-foot notification boundary of a Pre-Development application to consider rezoning and preliminary plat for the development of a retail (commercial) nursery location. This property is currently zoned RE, Residential Estates Dwelling District, and a change of zoning will be required to CR, Rural Commercial District.

Please join us for a Pre-Development discussion of this proposal on Thursday, July 22, 2021 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Saffron Fletcher, (520) 678-8730 during the afternoon. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 2/-27

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Saffron Fletcher Sanctuary Gardens and Wellness LLC	ADDRESS 721 80th Ave Se Norman, OK 73026	
EMAIL ADDRESS	NAME AND PHONE NUMBER OF CONTACT PERSON(S)	
sgw.norman@gmail.com	Saffron Fletcher (520) 678-8730 BEST TIME TO CALL: Afternoon	
Concurrent Planning Commission review requested and appl		- (T) - 10 A1
A proposal for development on a parcel of land, generally located Alameda Dr between 72nd SE and Oliphant (Tract 2 Alameda COS). The 5.39 Acres will be used as a retail (Commercial) nursery location where patrons will be able to purchase Native plants, culina		
herbs, and Vegetables. There will be space provided for U-Pick blackberries and strawberries. The site plan includes 3- 21'x96'		
greenhouses 1- Office Bldg approx 20'x40' that will also have restrooms for patrons.		
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and containing approximately 5.39 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months. The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in		
each use):		
Greenhouse space will account for approx .25 acres. Office Bldg/Space will account for approx .045 acres. Parking Lot		
will account for approx .5 acres. The remaining 4.59 acres will will be wooded or be planted with native grasses,		
perennials, fruit bearing trees, plants, bushes, blackberries	s, strawberries and display garden beds. In the	ne space we are
hoping to create a weigh station for the Monarch butterflies as well as other pollinators.		
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This proposed development will necessitate (check all that apply): 2025 Plan Amendment Growth Boundary	Items submitted: Deed or Legal Description	Concurrent Planning Commission Review Requested:
☐ Land Use	☐ Radius Map ☐ Certified Ownership List	Pagaired on
Transportation Rezoning to CR, Rural Commetcial (District(s)	✓ Written description of project	Received on: 7-1-202/
Special Use for	Preliminary Development Map	3:00
Preliminary Plat (Plat Name)	Greenbelt Enhancement Statement	ata.m/p.m
☐ Norman Rural Certificate of Survey (COS)	Filing fee of \$125.00	by mt
Commercial Communication Tower	Current Plan Designation:	

